



Town of Brookline

Massachusetts

PLANNING BOARD

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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven A. Heikin
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **June 26, 2014 – 7:30p.m.**

Board Present: Linda Hamlin, Robert Cook, Steven Heikin, Sergio Modigliani and Jonathan Simpson

Staff Present: Polly Selkoe and Kara Brewton

Linda Hamlin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

156 Mason Terrace – enlarge the existing underground garage requiring relief to expand the underground structure (7/24) Pct. 11

Polly Selkoe described the case and the zoning relief required.

Attorney Robert Allen explained that the structure of the garage was found unsafe.

Architect Leah Greenwald, standing in for architect Lynn Osborn who was out of town, presented the plans.

Sergio Modigliani noted the inconsistency between the A-1 and A-5 plan.

Steven Heikin suggested a door in the garage in case someone is walking and not driving. He also thought two separate doors would look better.

Linda Hamlin thought a single garage door might be more practical.

Landscape architect Blair Hynes showed the landscape plan and walls. There was discussion of how the wall should turn the corner.

The Board was supportive of the new garage structure.

Linda Hamlin ***motioned to recommend approval.***
Sergio Modigliani ***seconded*** the motion.

Voted (5-0): The Planning Board recommends approval of the plans by Everett M. Brooks Co., dated 2/25/14, and the plans by Osborn Studio +, dated 3/12/14 subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, a final landscaping plan indicating all counterbalancing amenities submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered engineer or architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

97 University Road – construct an exterior elevator requiring front yard setback relief (7/31) Pct. 12

Polly Selkoe described the case and the zoning relief required.

Attorney Robert Allen explained that the owners are elderly and want to continue to live there. The architect described the plans for the elevator and how a small car could get in the second space. The elevator could be removed in the future.

Board members asked if they could see what the elevator would look like.

Jonathan Simpson also felt that the Board should see what it looks like before it is approved.

Sergio Modigliani was sympathetic to the need for the elevator. He suggested confirming that the door swinging out would not be problematic.

The architect explained one of the parking spaces is being rented.

Steven Heikin asked if the elevator could be moved sideways and the steps relocated. The two spaces would then be preserved.

Architect said this would be very costly.

Robert Cook suggested that the elevator could be moved back and the applicant should consider the elevator solution next door.

The case was continued to July 10th so that the applicant could show what the elevator would look like and also inform the Board about the cost of relocating it.

227 Tappan Street – convert single-family dwelling to a two-family dwelling and construct a rear addition and new driveway requiring design of parking and conversion relief (7/24) Pct. 12

Polly Selkoe described the case and the zoning relief required.

There was a discussion about the floor area.

The applicant stated that he revised the parking plan after speaking with neighbors. There is another large home on the street in the SC zone.

Steven Heikin stated that the floor area is being tripled.

Gabriel Breslor, 239 Tappan Street, was opposed to the extension because:

1. Five cars will not fit on the property and cars will be parked on the street.
2. The adjacent houses are very similar in size to the existing house.
3. There will be a negative impact on the value of the surrounding houses.

Alex Coleman, 244-246 Tappan Street said it is a very narrow street and more parking on the street will be a problem. This will change the neighborhood's character.

Martin Cohen, 255 Tappan Street, said this will impact the school system and parking. It sets a bad precedent.

Attorney Robert Allen emphasized that school impact is not a zoning issue.

Steven Heikin noted that a similar project resulted in the Toxteth NCD. The scale of the addition is too large.

Robert Cook agrees.

Sergio Modigliani said he is mostly troubled by the scale of the proposed addition. It is out-of-character with the rest of the neighborhood and sets a bad precedent.

Linda Hamlin stated that the parking plan in the lower level of the house doesn't work.

Attorney Robert Allen asked for a continuance so the parking plan could be further evaluated and the floor area of the addition reduced.

The Board continued the case.

~~**214 Heath Street** — construct a garage addition for three additional cars to create a total of seven parking spaces requiring relief for front yard setback, design of parking, and parking spaces for more than three cars (7/31) Pet. 15~~ **POSTPONED**

PRELIMINARY PRESENTATION OF REVISED PLANS FOR CLEVELAND CIRCLE CINEMA SITE AT 375-399 CHESTNUT HILL AVENUE FOR A MIXED-USE DEVELOPMENT OF RESIDENTIAL, HOTEL, AND RESTAURANT/RETAIL USES

Polly Selkoe described some of the changes from the plans that the Planning Board last saw.

John Meunier, BDG, introduced the development team.

Architect Larry Grossman, ADD Inc., showed the revised plans, went through the changes, and explained the needed zoning relief, the parking, the interior circulation, and the design. [See preliminary submission.]

The HSH traffic engineer spoke about the traffic impact. Without the medical office space, the traffic is greatly reduced from prior plans.

Linda Hamlin remarked that she thought the courtyard organization, circulation, locations of residential rooms overlooking the park were much improved.

Steven Heikin also felt that the courtyard design and circulation is better and liked the one-story connector.

Jonathan Simpson was very impressed with the proposed changes.

Sergio Modigliani agreed.

Robert Cook stated that the collaborative process has been great and resulted in a better project.

Steven Heikin explained that Boston/Brighton is now supportive of the plans.

Gil Fishman said this is a tremendous improvement but more info about façade materials is needed.

Donna Wong asked about fencing. [MBTA chain link will be replaced.]

John Meunier agreed to plant screening on abutter's property, when permitted, and on MBTA easement.

Celine Sellam, Clinton Road, asked about height of roof vents. [usually 2 or 3 feet]

John Kilbrick, Clinton Road, asked about FAR. [2.47]

Jenny Doggett asked if there is screening at lower level. [yes]

Dick Garver said the façade facing Clinton Road needs a lot of work. Menuier said this facade has not gotten a lot of attention thus far.

Steven Heikin suggested using light colored material on the façade facing south.

Michael Rubenstein asked about financials. [not relevant to zoning relief]

John Doggett, Clinton Road, stated that the façade in Brookline still needs work. He is concerned about light glare onto Clinton Road properties.

Eva Webster expressed worry that façade materials will change, if cost estimates come in high.

Celine Sellam asked if roof top equipment will make building taller. [There is a 10' max height for utilities above required height.]

Minutes of 6/12/14

Linda Hamlin ***motioned to recommend approval*** of the minutes from 6/12/2014 with revisions
Steven Heikin ***seconded*** the motion.

Voted (4-1) to approve the minutes with revisions.

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations
- Minutes of the June 12, 2014 Planning Board Meeting